

4 Land Inventory and Quantified Objectives

This chapter is designed to address the requirements of Government Code sections 65583(a)(3) and (c)(1), and 65583.2. It describes the inventory of land in San Bruno that is suitable for residential development, including vacant sites and underutilized sites with the potential for redevelopment, and an analysis of the relationship of the General Plan, zoning, and public facilities and services to these sites. Here the realistic development capacity for the planning period is determined. Quantified housing construction and rehabilitation objectives are identified for extremely-low, very-low, low-, moderate-, and above-moderate income households. An important conclusion of this chapter is that San Bruno has enough realistic development capacity to accommodate its RHNA without relying on a program to rezone sites. Nonetheless, a program to rezone some sites is still an integral part of this Housing Element because it ensures consistency between the General Plan, the Housing Element, and the Zoning Ordinance and provides for additional sites that go beyond the baseline RHNA need.

4.1 EXISTING LAND USE SUMMARY

San Bruno's gross acreage (all land uses including streets and roads) is approximately 3,600 acres. The majority (approximately 52 percent) of San Bruno's net land area (excluding streets and roads) is devoted to residential uses, with land used for single-family residences comprising the great majority (44 percent of total). Commercial and industrial/auto-related land uses make up approximately 8 percent and 2 percent of San Bruno's net land area, respectively. Of these, regional retail uses occupy the greatest area. Public and quasi-public land uses make up approximately 20 percent of the city's net land area. This public/quasi-public count is high due to several non-local government uses, including the Golden Gate National Cemetery and Marine Reserves Center. Parks and open space make up about 13 percent of the city's net land area. Around two percent of the city's net land area is vacant land and surface parking lots.

EXISTING RESIDENTIAL AREAS

The majority of San Bruno's land area consists of residential use, and neighborhoods are its most prominent feature. The city's older, eastern half (east of I-280) contains the greatest diversity of land uses and residential types. Streets in this relatively flat area are organized in a grid pattern that reflects their early 20th century roots. San Bruno's newer, western half is comprised primarily of single-family subdivisions, but also several large multifamily complexes. The curvilinear street pattern in this area, commonly used in post-1950 residential subdivisions, is adapted to the steep, hilly terrain.

Citywide, San Bruno's average residential density is 10.6 housing units per net acre. East of El Camino Real mixed single and multifamily neighborhoods average 16.3 housing units per net acre. Single-family neighborhoods between El Camino Real and I-280 average 10.5 housing units per net acre, with the notable exception of the Crossing development, which averages 50-60 units per acre. West of I-280 in lower-density hillside neighborhoods residential densities average 6.7 housing units per net acre. Aside from the Crossing, the other large multifamily complexes average 29.1 housing units per net acre.

SUMMARY OF 1999-2006 HOUSING PRODUCTION

Approximately 848 housing units were approved and/or constructed between 1999 and 2006. Table 4.1-1 summarizes these housing production achievements in San Bruno over the last Housing Element cycle. This table provides evidence of San Bruno's good faith effort to facilitate housing development for all economic levels within the city. Not only were the established RHNA needs accommodated, but in San Bruno most of the housing need was actually constructed. This was achieved despite delays in the update of the General Plan and Zoning Ordinance, neither of which was completed during the last Housing Element cycle. Regarding Government Code Section 65584.09, San Bruno is therefore under no obligation to rezone to accommodate unmet need.

Table 4.1-1: Summary of Housing Production under Last RHNA (1999-2006)

Project Name/Address	APN	Appr oved	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Developmen t	Deed Restrict ed Units	Units Affordabl e without Financial or Deed Restrictio ns
							Very Low	Low	Moderat e	Above Moderat e				
1999-2006 RHNA							72	39	110	157	378			
2965-3007 Longview Ave (College Heights Phase 1)	Various (017-412- 420 to 510)	1997	Completed 1999	SFD	8	O				10	10			
539 Cherry Avenue	020-232-060	1999	Building Final 2000	SFD	8	O				1	1			
552 Chestnut Avenue	020-241-340	1999	Building Final 1999	SFD	8	O				1	1			
556 Chestnut Avenue	020-241-350	1999	Building Final 2000	SFD	8	O				1	1			
123 Linden Avenue	020-415-210	1999	Building Final 2000	SFD	8	O				1	1			
346-390 Goodwin Ave (College Heights Phase 2)	Various (017-412- 020 to 110)	1999	Completed 2000	SFD	8	O				10	10			
188-338 Goodwin Ave (College Heights Phase 3)	Various (017-412- 120 to 310)	2000	Completed 2002	SFD	8	O				20	20			

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							Very Low	Low	Moderate	Above Moderate				
Archstone I (Meridian at the Crossing)	020-013-210	2002	Completed 2005	Multifamily Apartments	60	R	60	0	240		300	State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold)	60	240 moderate income
Marisol Subdivision	Various (017-541-010 to 330, and 017-542-010 to 820)	2002	Completed 2004	SFD	8	O				115	115			
720 San Anselmo	021-184-010	2003	Building Final 2004	SFD	15	O				1	1			
2841 Valleywood	017-102-231	2003	Building Final 2006	2nd unit	8	R		1			1			
469 Poplar	020-274-070	2003	Building Final 2004	SFD - demo existing - build new	8	O								
3159 Moreland	017-513-280	2004	Building Final 2005	SFD	8	O				1	1			
3169 Moreland	017-513-290	2004	Building Final 2006	SFD	8	O				1	1			
3179 Moreland	017-513-300	2004	Building Final 2005	SFD	8	O				1	1			
3199 Moreland	017-513-320	2004	Building Final 2008	SFD	8	O				1	1			
465 Poplar	020-274-080	2004	In progress 2009	SFD - demo existing - build new	8	O								

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							Very Low	Low	Moderate	Above Moderate				
49 Atlantic	014-267-280	2004	Building Final 2007	SFD - demo existing - build new	8	O				1	1			
180 San Luis	021-164-200	2004	Building Final 2004	SFD - demo existing - build new	15	O				1	1			
165 Santa Clara	021-184-101	2004	Building Final 2004	New townhome	15	O				1	1			
Archstone II (Paragon at the Crossing)	020-013-220	2005	Completed 2007	Multifamily Apartments	60	R	37		148		185	State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold)	37	148 moderate income
Village at the Crossing	020-010-790; 020-010-780	2005	Completed 2007	Senior Apartments	120	R	41	187			228	State Bond tax exempt financing; San Bruno RDA subsidies; 4% Tax Credits (approved, not sold)	228	
511 Poplar	020-254-120	2005	Approved	2nd unit	8	R		1			1			1 low income
109 Florida	020-375-310	2005	Building Final 2005	2nd unit	15	R		1			1			1 low income
441 Elm	020-273-110	2005	Approved	2nd unit	8	R		1			1			1 low income

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Project Name/Address	APN	Approved	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions
							Very Low	Low	Moderate	Above Moderate				
3400 Fleetwood	017-312-250	2005	Building Final 2006	2nd unit	8	R		1			1			1 low income
1036 Jevevein	020-252-160	2005	Building Final 2006	2nd unit	8	R		1			1			1 low income
470 Angus	020-204-360	2005	In progress 2009	2nd unit	8	R		1			1			1 low income
229 Milton	020-384-160	2005	Building Final 2007	SFD	15	O				1	1			
1318 Niles	020-265-230	2005	Building Final 2007	SFD	8	O				1	1			
410 Chestnut	020-264-240	2005	Building Final 2006	SFD - demo existing - build new	8	O				1	1			
3189 Moreland	017-513-310	2005	In progress 2008	SFD	8	O				1	1			
373 Taylor	020-372-070	2005	Building Final 2008	SFD - demo existing - build new	15	O								
1780 Claremont	019-032-190	2007	Building Final 2007	2nd unit	8	R		1			1			1 low income
1999-2006 Quantified Objectives (from 2003 Housing Element; not the same as the RHNA)							121	77	216	1,174	1,588			
Total Units Created							138	195	388	171	892			
1999-2006 RHNA							72	39	110	157	378			
1999-2006 RHNA Remaining Need, by Income							-66	-156	-278	-14	-514			

Source: City of San Bruno, 2009.

ASSISTED HOUSING SUPPLY

As described in Chapter 2: Housing Needs Assessment, San Bruno has three assisted housing developments, all of which were built during the last Housing Element cycle (included within Table 4.1-1): Archstone I (Meridian), completed in 2005; Archstone II (Paragon), completed in 2007; and Village at the Crossing, also completed in 2007. All three projects are rental apartments; the two Archstone developments are for all household types and the Village at the Crossing is for senior households only. None of these assisted units are at risk of conversion during this Housing Element cycle.

San Bruno also has one housing development with affordable units that is currently closed for renovation and redevelopment—TreeTops Apartments. Treetops had 62 affordable units when it closed in 2007 (20 percent of the 308 units), and all 62 affordable units will be conserved when the project reopens. For a more detailed analysis of the risk of conversion, please see Chapter 2.

Program 3-C ensures maintenance of affordability requirements at new assisted housing developments; 55 years for assisted rental units and 45 years for assisted ownership units, after initial occupation and direct staff to annually reconcile the number of assisted units in the city to ensure that all available affordable units are filled by low-income families. **Program 3-D** commits to long-term affordability at TreeTops/Pacific Bay Vistas by conserving the original 62 units through 2017. **Program 3-D** also commits the City to efforts to conserve those affordable units for additional years if necessary to ensure access to the full term of the deed restriction.

4.2 HOUSING PRODUCTION UNDERWAY

ENTITLED AND UNDER CONSTRUCTION

Approximately 729 housing units are under construction or entitled in the city as of the start of this Housing Element cycle (June 30, 2006). This production underway is summarized in Table 4.2-1 below, and contributes toward meeting the new RHNA requirements. This pipeline housing production is expected to accommodate most of the low- and moderate-income need based on (a) subsidies, financing or other mechanisms that ensure affordability, (b) actual rents, or (c) actual sales prices. For projects approved but not yet built, the units are expected to be built within this Housing Element cycle and are expected to be affordable due to the density at which the housing is being developed (50 units per acre).

In order to determine the reasonable market-rate prices for SNK 1 and SNK 2, comparison prices were retrieved online where real estate is listed for the open market these were assumed to be market rates. The market rental rates for one-bedroom apartments in Archstone range from \$1,500 to \$2,000/month, while the two-bedroom apartments range from \$2,100 to 2,700/month. According to San Mateo County 2009 Income Limits, a one-person household in the low-income category can afford a monthly rent of \$1,583, while a two-person household in the low-income category can afford a monthly rent of \$1,810. A two-person household in the moderate-income category can afford a rent of about \$2,323. This puts many (about 75 percent) of the market-rate one-bedroom apartments at Archstone squarely in the low-income affordability range for one- or two-person households, and many of the market-rate two-bedroom apartments (about 50 percent) in the moderate-income range for two-person households.

This affordability assessment is reflected in the distribution of SNK units by affordability level in Table 4.2-1, in which 75 percent of one-bedroom apartments are allocated to the low-income category and 25 percent to the moderate income category, and 50 percent of two-bedroom apartments are allocated to the moderate-income category. Furthermore, the SNK development is zoned and designed for 50 units to the acre, substantially higher than the default density for San Bruno, were they held to that test.

In the case of Pacific Bay Vistas (detailed description of the at-risk assessment is provided on pages 2-17 and 2-18), the land is zoned for 40 units to the acre, approved for 38, and the City has required 30 of the net-new units to be deed-restricted. However, the project process is delayed. While the land is clearly available during the RHNA period, and the City believes the project will resume during the RHNA period, the rental prices for net new units are uncertain, other than the agreed-upon 30 deed-restricted units. Therefore, as this site has the same availability and opportunity characteristics as other housing opportunity sites, including existing zoning for multifamily development, in the absence of more specific price information this assessment uses the default density argument to assume units on this site are affordable.

Table 4.2-1: Housing Production Underway for 2007-2014 RHNA: Under Construction

<u>Project Name/Address</u>	<u>APN</u>	<u>Status</u>	<u>Category</u>	<u>Units per Acre</u>	<u>Tenure (Renter v Owner)</u>	<u>Units by Household Income Category</u>				<u>Units per Project</u>	<u>Assistance Programs for Each Development</u>	<u>Deed Restricted Units</u>	<u>Units Affordable without Financial or Deed Restrictions</u>
						<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>				
<u>2007-2014 RHNA</u>						<u>222</u>	<u>160</u>	<u>188</u>	<u>403</u>	<u>973</u>			
<u>Skycrest</u>	<u>019-320-010 to 240</u>	<u>Under Construction</u>	<u>Single Family</u>	<u>9</u>	<u>O</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24</u>	<u>24</u>	<u>Developer pays inclusionary fees of \$43,167 per unit in lieu of providing affordable units.</u>		
<u>SNK 1</u>	<u>020-013-230</u>	<u>Under Construction</u>	<u>Multifamily</u>	<u>50</u>	<u>O</u>	<u>-</u>	<u>83</u>	<u>54</u>	<u>27</u>	<u>163</u>	<u>Using prices of market-rate units at Archstone I and II as a proxy (obtained from internet posting), the City anticipates that about 75% of 1-br units will be affordable to low income households and 25% would be affordable to moderate-income households. 50% of 2-br unit will be affordable to moderate income households. All SNK1 units are one or two bedrooms.</u>		
<u>SNK 2</u>	<u>020-013-240</u>	<u>Under Construction</u>	<u>Multifamily</u>	<u>50</u>	<u>R</u>	<u>-</u>	<u>62</u>	<u>73</u>	<u>52</u>	<u>187</u>	<u>Using prices of market-rate units at Archstone I and II as a proxy (obtained from internet posting), the City anticipates that about 75% of 1-br units will be affordable to low income households and 25% would be affordable to moderate-income households. 50% of 2-br unit will be affordable to moderate income households. All SNK1 units are one or two bedrooms.RDA may purchase affordability covenants for some units.</u>		
<u>Merimont</u>	<u>091-840-(010- 70 parcels)</u>	<u>Under Construction</u>	<u>Single Family</u>	<u>7</u>	<u>O</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>70</u>	<u>70</u>	<u>Developer pays inclusionary fees of \$29,655 per unit in lieu of providing affordable units.</u>		
<u>2007-2014 Total Units Under Construction, by Income Category (this table)</u>						<u>0</u>	<u>145</u>	<u>127</u>	<u>173</u>	<u>444</u>	<u>-</u>		
<u>2007-2014 RHNA Remaining Need, by Income Category</u>						<u>222</u>	<u>15</u>	<u>61</u>	<u>231</u>	<u>529</u>	<u>-</u>		

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Table 4.2-2: Housing Production Underway for 2007-2014 RHNA: Pipeline Approvals

<u>Project Name/Address</u>	<u>APN</u>	<u>Status</u>	<u>Category</u>	<u>Units per Acre</u>	<u>Tenure (Renter v Owner)</u>	<u>Units by Household Income Category</u>				<u>Units per Project</u>	<u>Assistance Programs for Each Development</u>	<u>Deed Restricted Units</u>	<u>Units Affordable without Financial or Deed Restrictions</u>	
						<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>					
<u>2007-2014 RHNA</u>						<u>222</u>	<u>160</u>	<u>188</u>	<u>403</u>	<u>973</u>				
<u>Glenview Terrace</u>	<u>019-042-150, 160</u>	<u>Entitled</u>	<u>Single Family</u>	<u>15</u>	<u>O</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16</u>	<u>16</u>	<u>Developer will pay inclusionary fees of \$43,167 per unit in lieu of providing affordable units.</u>			
<u>Pacific Bay Vistas (formerly TreeTops)</u>	<u>017-061-280, 290</u>	<u>Entitled</u>	<u>Multifamily</u>	<u>38</u>	<u>R</u>	<u>106</u>	<u>30</u>	<u>30</u>	<u>36</u>	<u>202</u>	<u>Possibly Section 8 Housing Vouchers Program, but not decided yet</u>	<u>30</u>	<u>At 38 units to the acre this development meets the default density requirement.</u>	
<u>Cedar Grove</u>	<u>020-042-160</u>	<u>Entitled</u>	<u>Single Family</u>	<u>8</u>	<u>O</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14</u>	<u>14</u>	<u>Developer will pay inclusionary fees of \$29,655 per unit in lieu of providing affordable units.</u>			
<u>406-418 San Mateo Ave</u>	<u>020-364-320, 020-364-120, 020-364-130, 020-364-140</u>	<u>Entitled</u>	<u>Multifamily</u>	<u>50</u>	<u>O</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>40</u>	<u>48</u>	<u>Density bonus of 6 affordable units (and parking requirement reduced by 20 spaces)</u>	<u>8</u>	<u>-</u>	
<u>2007-2014 Total Units in Pipeline, by Income Category (this table)</u>						<u>106</u>	<u>30</u>	<u>38</u>	<u>106</u>	<u>280</u>	<u>-</u>			
<u>2007-2014 Grand Total Units Underway, by Income Category (adds Table 4.2-1)</u>						<u>106</u>	<u>175</u>	<u>165</u>	<u>279</u>	<u>724</u>	<u>-</u>			
<u>2007-2014 RHNA Remaining Need, by Income Category</u>						<u>116</u>	<u>-15</u>	<u>23</u>	<u>125</u>	<u>249</u>	<u>-</u>			

Source: City of San Bruno, 2009.

Table 4.2-1: Housing Production Underway for 2007-2014 RHNA

Project Name/ Address	APN	Status	Category	Units per Acre	Tenure (Renter vs Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Developme nt	Deed Restrict ed Units	Units Affordable without Financial or Deed Restrictions
						Very Low	Low	Moderat e	Above- moderat e				
2007-2014 RHNA						222	160	188	403	973			
Skycrest	019-320-010 to-240	Under Construction	Single Family	9	O				24	24	Developer pays inclusionary fees of \$43,167 per unit in lieu of providing affordable units.		
SNK-1	020-013-230	Under Construction	Multifamily	50	O		110	53		163	No deed restrictions. Using prices from Archstone I and II as a proxy, the City anticipates that all 1-br will be affordable to low-income households, and all 2-br apartments will be affordable to moderate-income households. All SNK1 units are one or two bedrooms.		
SNK-2	020-013-240	Under Construction	Multifamily	50	R		63	104	20	187	No deed restrictions. Using prices from Archstone I and II as a proxy, the City anticipates that all 1-br will be affordable to low-income households, and all 2-br apartments will be affordable to moderate-income households. RDA may purchase affordability covenants for some units.		
Glenview Terrace	019-042- 150, 160	Entitled	Single Family	15	O				16	16	Developer will pay inclusionary fees of \$43,167 per unit in lieu of providing affordable units.		
Merimont	091-840-010 through 700	Under Construction	Single Family	7	O				70	70	Developer pays inclusionary fees of \$29,655 per unit in lieu of providing affordable units.		
Pacific Bay Vistas (formerly TreeTops)	017-061- 280, 290	Entitled	Multifamily	38	R	90	20	40	52	202	Section 8 Housing Vouchers Program	62	At 38 units to the acre, the City anticipates that even the non-deed restricted rental units will be affordable to very-low income households.
Cedar Grove	020-042-160	Entitled	Single Family	8	O				14	14	Developer will pay inclusionary fees of \$29,655 per unit in lieu of providing affordable units.		

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Project Name/ Address	APN	Status	Category	Units per Acre	Tenure (Renter vs Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Development	Deed Restricted Units	Units Affordable without Financial or Deed Restrictions
						Very Low	Low	Moderate	Above-moderate				
406-418 San Mateo Ave	020-364-320, 020-364-120, 020-364-130, 020-364-140	Entitled	Multifamily	50	0			8	40	48	Density bonus of 6 units	8	
Peace Church	019-042-170	Application	Single Family						5	5	None anticipated	0	None
2007-2014 Total Units Underway, by Income Category						90	193	205	241	729			
2007-2014 RHNA						222	160	188	403	973			
2007-2014 RHNA Remaining Need, by Income Category						132	-33	-17	162	244			

Source: City of San Bruno, 2009.

4.3 ADDITIONAL DEVELOPMENT POTENTIAL

As described in Chapter 3, San Bruno is located in an urbanized portion of San Mateo County and has no unconstrained vacant land on which new housing can be constructed. Nonetheless, this was also true during the last Housing Element cycle and the City demonstrated that affordable housing can and will be built in San Bruno despite a lack of vacant land. In fact, high land costs and a limited supply of vacant land constitute conditions ripe for more intensive, compact, infill redevelopment in line with the goals of the General Plan and this Housing Element. To address the requirements of Government Code Section 65583.2(g) regarding non-vacant sites, the following section provides the supporting rationale behind the additional affordable housing development potential City Staff have identified for 2009-2014, including development trends and recent and ongoing planning efforts.

THRIVING MARKET FOR MIXED USE WITH RESIDENTIAL

Successful Redevelopment of the Former U.S. Navy Site

The successful completion of Archstone I, Archstone II, and the Village at the Crossing on the former U.S. Navy Site is an important example of how San Bruno has been consistent in its message about affordable housing and mixed-use development in the city. Since the adoption of the Specific Plan and certification of the EIR for the site in 2000, the Crossing phases, mostly complete though some still underway, have occurred in line with City expectations and priorities for the provision of affordable housing. Importantly, these developments, particularly the Village at the Crossing, provide proof that reducing parking for senior units did not reduce desirability or convenience of the units.

Mixed Use Redevelopment Anchors Downtown

In January 2009, the City approved entitlements for the development of a three-story mixed-use commercial and residential building on an approximately one-acre site at the southern end of downtown San Bruno. The project will include demolition of four commercial properties, including a long-vacant theater building, and construction of approximately 14,500 square feet of commercial space at the ground level, 48 for-sale residential condominium units above, and a 152-space parking structure integrated in the ground level and one subterranean level. The approvals include a Zone Change, Vesting Tentative Map, Architectural Review Permit, Use Permit, and Density Bonus. The zoning amendment changed the zoning of one parcel from R-2 to CBD to be consistent with the rest of the development site, allowing a total of 42 units. The project was also approved for a density bonus of 15 percent (six units) based on providing 20 percent of the units as affordable to moderate-income households, for a total 48 units. State density bonus parking standards were also approved—one space for studio and one bedroom units and two spaces for two and three bedroom units. The applicant proposes to promote shared parking between the commercial and residential uses. This development is consistent with the updated General Plan and the overall goals of this Housing Element, and demonstrates that the market can provide affordable housing on small (one acre) mixed-use sites even with Ordinance 1284 in place.

PLANNING FOR HOUSING ALONG TRANSIT CORRIDORS

General Plan Goal and Policy Alignment

The identification of additional realistic future housing sites for San Bruno is based on the goals and policies in the recently adopted General Plan (LUD-A, LUD-B, and LUD-C) which promote, among other things:

- Residential development to increase walkability and transit use;
- Intensification of land uses around the San Bruno BART Station and planned San Bruno Avenue Caltrain Station; and
- The reuse and intensification with multi-use, transit-oriented development of El Camino Real, San Bruno Avenue, and San Mateo Avenue.

Updated General Plan Land Use Designations

The San Bruno 2025 General Plan re-designated three major commercial corridors in San Bruno to allow for a mix of commercial, office, and residential uses and so capitalize on the proximity of these corridors to BART and Caltrain. The new land use designations are described in detail in the Chapter 3 discussion of governmental constraints and resources. In line with General Plan goals, all of the new¹ housing opportunity sites identified in this Housing Element are located in these mixed-use transit corridors.

Zoning Consistency with General Plan and Default Density

The General Plan Update took the first big step toward accommodating the development of transit-accessible, affordable infill housing in San Bruno. As described above, each of the main transit corridors now carries a General Plan land use designation sufficient to build more than 30 dwelling units to the acre, which is in accordance with the default density² for the region established by the State, and up to 50 dwelling units to the acre in some areas with bonus for streetscape improvements and urban design amenities.³ Nonetheless, San Bruno recognizes that HCD does not consider a General Plan Land Use Designation alone sufficient for a default density claim, and hence this Housing Element does not rely on sites that require rezoning in order to meet the 2007-2014 RHNA. Rather, this Element meets the RHNA with existing zoned

¹ Former school sites were available during the last Housing Element cycle and remain available for this Housing Element, therefore they are not considered “new.”

² According to Government Code Section 65583.2(c)(3)(B), if a local government has adopted density standards that comply with the population based criteria defined in HCD’s AB 2348 Technical Assistance Paper (for San Bruno this is 30 dwelling units to the acre), no further analysis is required to establish the adequacy of the density standard to facilitate the development of housing affordable to lower-income households per Section 65583.2(c)(3)(A). While this Housing Element does not rely on the new General Plan designations to make a default density claim, this claim will apply to many opportunity sites in the future once the Zoning Ordinance is updated to match the General Plan.

³ Density bonus for affordable housing would be in addition to these densities.

sites, and then includes additional sites that, once rezoned, provide affordable housing development capacity beyond the RHNA.

The next step is amending the Zoning Ordinance to complete this shift in land use priorities. The process has already begun with the Downtown and Transit Corridors Plan, which is envisioned to be the overlay zoning tool for the transit corridors area, encompassing most of the new transit-oriented residential use opportunities in the city. This Plan is expected to be complete within a year of adoption of the Housing Element, and serve as the enforceable zoning code for these corridors. **Program 2-B** ensures the timely completion and implementation of the Transit Corridors Plan and Zoning Ordinance Update to ensure consistency with the density standards depicted in the General Plan.

REDEVELOPMENT PROJECT AREA

1999 San Bruno Redevelopment Plan

The San Bruno Redevelopment Plan is a long-range plan (project activities can take place over 30 years) that establishes programs designed to alleviate adverse physical and economic conditions in the project area and promote economic development. The Redevelopment Plan Project Area is depicted in Figure 4.3-1. The Redevelopment Plan can be viewed at the Community Development Department, the San Bruno Public Library, or downloaded from the City website as an Adobe Acrobat document. The major goals of the San Bruno Redevelopment Plan include:

- Improve physical and economic conditions throughout the Project Area.
- Revitalize and stimulate private investment in commercial areas.
- Conserve and enhance residential neighborhoods.
- Provide tax increment funds to finance redevelopment activities.
- Increase, improve, and preserve the supply of affordable housing.

Redevelopment and Affordability

In addition to the City's standard inclusionary housing requirements, virtually all proposed housing opportunity sites are subject to housing affordability requirements of the Redevelopment Project Area, as described below:

- At least 30 percent of all new and substantially rehabilitated housing units developed by the Agency shall be affordable to Very Low, Low, and Moderate income households;
- At least 15 percent of housing units developed by other public and private entities shall be affordable to Very Low, Low, or Moderate income households; and
- Of these, at least 40 percent (6 percent of total units) shall be affordable to Very Low income residents.

Residential Conservation Areas

The Redevelopment Plan established seven Residential Conservation Areas (RCAs), as shown in Figure 4.3-1. The RCAs are intended to preserve, protect, and enhance established residential districts. Eminent domain will not be used in these areas, and the Redevelopment Agency has no plans to destroy or remove any residential units. The Redevelopment Plan includes programs and policies to preserve and enhance the quality of life in RCAs:

- Provide incentives for rehabilitating and improving housing;
- Improve public open space, infrastructure, and facilities that serve the Redevelopment Project Area's residents;
- Reduce traffic intrusion;
- Improve parks and recreational opportunities for youth;
- Improve streets and storm drainage; and
- Provide easier and safer access to major thoroughfares.

Residential Rehabilitation Program

The Residential Rehabilitation Program is designed to help low- and moderate-income homeowners living in the Redevelopment Project Area to repair and upgrade their homes. The Program is administered by the San Mateo Housing Department. Currently, the Agency is able to undertake only a limited number of rehabilitation projects because of funding constraints. The Program provides low interest loans and grants for housing repairs, including: 1) Emergency Repair Grants, 2) Emergency Repair Loans, and 3) Single Family Rehabilitation Loans. Eligible projects range from small-scale repairs and correcting City code violations to major rehabilitation projects. Information about rehabilitation loans is available on the City's website.

In 1999, approximately 80 housing units within the Redevelopment Project Area were identified as having the potential to be substantially rehabilitated. These sites are scattered throughout the Redevelopment Project Area, and are therefore not shown on a separate map. The Redevelopment Plan proposed that 50 housing units could undergo substantial rehabilitation between 2000 and 2006. However, in the last housing cycle only two rehabilitation loans were granted with RDA and CDBG funds through the County program, totaling approximately \$120,000 in RDA funds and assisting three very-low income units. The City is working with the County to encourage more, smaller rehabilitation projects in San Bruno and to improve public awareness of the program. The revised goal for rehabilitation projects for this housing cycle is 20 (15 low-income units and five very-low income units).

[Please note, this Element does not rely on rehabilitated units to meet the regional housing need for this cycle. The units are reported for monitoring and evaluation purposes in Table 4.5-1, but they are not necessary to meet this RHNA.](#)

Per **Program 1-I**, the City continues to waive permit fees for rehabilitation projects administered under CDBG, San Mateo County or Redevelopment Agency programs, which helps to reduce the cost of these desirable rehabilitation projects for affordable housing. Consistent with these

efforts, the updated General Plan includes a guiding policy to preserve neighborhood character and quality in the city's eastern neighborhoods through the RDA residential rehabilitation loan program, and two new policies that address the preservation, renovation, and rehabilitation of historic structures in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation during reuse and intensification within the city's older neighborhoods.

Figure 4.3-1: Residential Conservation Areas

4.4 OPPORTUNITY SITES AND REALISTIC CAPACITY

REALISTIC DEVELOPMENT

As described in Section 4.2, San Bruno has demonstrated success in setting and achieving regional housing needs targets. Recent development trends suggest that not only can San Bruno bring affordable housing online in a timely fashion, but in line with the City’s long-range vision, new housing development is shifting toward transit corridors and toward more multi-family, condominium and rental opportunities (for example, the Crossing, and the Downtown Mixed Use Project approved in January 2009). Furthermore, as described in Section 4.3, the recent adoption of the San Bruno 2025 General Plan and community involvement in the preparation of the Downtown and Transit Corridors Plan suggests that there is widespread buy-in for the redesign of the city’s major corridors into mixed-use, transit-oriented development. The housing opportunity sites described in this section build on this momentum.

SITES

Under the land uses designated in the San Bruno 2025 General Plan (described in Section 4.3), many acres of commercial land in San Bruno are newly eligible to be redeveloped with mixed uses including housing at or above metropolitan regional default densities. **Program 2-A** explains that in the interim before the Zoning Ordinance is updated, the City will in practice enforce the new General Plan land uses and densities rather than the old zoning designations.

However, for the purposes of specificity in this Housing Element, the City has identified a specific set of housing opportunity sites within the transit corridors, as well as the potential reuse of some former school sites, all of which are especially appropriate and likely for redevelopment over the period of this Housing Element cycle. Figure 4.4-1 and Table 4.4-1 illustrate and list by parcel the specific opportunity sites identified for development or redevelopment of mixed-use or residential projects that are counted towards the City’s RHNA obligation. Table 4.4-2 shows other housing opportunity sites that require rezoning for housing to be consistent with the recently adopted General Plan (not counted towards the RHNA). These sites allow for the development of a wide variety of housing by right, including single-family, duplex, multifamily ownership and rental, factory-built or other manufactured housing, transitional housing, supportive housing, senior housing, and more. The table indicates both the maximum and realistic development capacity of each parcel, as well as the connections to existing city infrastructure and services. The table also describes the existing uses on each site. Most of the sites are occupied by very low-value or transitional uses such as vacant buildings or lots, parking lots, and used-car or used-goods dealers, making all of the sites particularly attractive targets for redevelopment in the near-term. None of the sites are residential uses, thus redevelopment poses no risk of displacing households. **Program 2-E** specifically states the City will support and facilitate the redevelopment of the identified housing opportunity sites for future expansion of the city’s housing stock to address a variety of housing needs.

The calculations used to estimate realistic development capacity assume complete redevelopment of each site at densities somewhat lower than the maximum permitted on the sites under the General Plan. These estimates take into account the density of recent development proposals for similar sites (such as the approved proposal for the one-acre downtown site described earlier in this chapter). On these sites, there is reasonable potential for as many as 920 units to be constructed during this Housing Element cycle.

The projected residential development capacity for mixed-use sites does not assume residential-only development in order to produce the quantified objectives; for CBD and TOD zones it is assumed that about half of a project could be for non-residential uses. Furthermore, the assessment of sites that may undergo change is very conservative, accounting for only 15 percent of the land actually designated for mixed-use development under the General Plan. Additionally, a realistic development capacity of mixed-use sites was determined using both the updated General Plan designations as well precedents, as follows:

- **Central Business District.** The basis for determining the residential development potential is the proposed mixed-use project in the downtown, which was approved in January 2009 (described on page 4-9). The approved project is for a one-acre consolidated site, including demolition of buildings on four commercial properties, construction of 14,500 square feet of commercial space at ground level, and construction of 48 for-sale residential condominium units above, as well as a 152-space parking structure integrated at ground level and one subterranean level. This project is approved at 48 units per acre in addition to commercial and parking space consistent with the General Plan. Thus, it is reasonable to believe that future proposals for mixed-use development in the CBD zone with both residential and commercial components could also achieve a density 48 units to the acre. It should be noted that the City's General Plan does not place any maximum residential density limitations, only an overall project FAR (floor area ratio) limit of 3.0 (exclusive of density bonus for affordable housing). Assuming 1,000 square feet per residential unit, and 25 percent of a project devoted to non-residential uses (a reasonable assumption for a four-story project), a residential density of 98 units per acre would result. Thus, the assumed residential density is less than half of the potential maximum, even without any bonuses.
- **TOD Zones.** The General Plan permits a maximum of 50 units per acre without affordable housing density bonus (40 units base + 10 units incentive-based bonus—such as for design and off-site improvements). Furthermore, the General Plan permits a maximum floor area ratio of 3.0, which as stated in the paragraph above, could result in residential density of up to 98 units per acre at average residence size. Thus, even if a project were built at 40 or 45 units per acre, this would still consume only half of the overall development capacity of a site. This analysis assumes TOD projects achieve 40 units to the acre.
- **MU-RF.** The General Plan allows up to 3.0 FAR with a maximum FAR of 0.6 FAR for non-residential uses. This designation is directly designed to incentivize housing production at high densities, reserving a vast majority of development capacity for residential use. Furthermore, the designation permits a residential-use only project (without requiring ground-level commercial uses). This designation permits a maximum of 48 units per acre without affordable housing bonus (40 units base + 8 units incentive-based bonus—such as for design and off-site improvements). Thus, an overall density of 40 units per acre is considered reasonable.

These assumptions are reasonable because they are only for the selected housing opportunity sites, and not for the entire CBD, TOD, or MU-RF zones. Therefore, it allows for many other unidentified sites in the transit corridors to convert to office-commercial mixed-use, or some other ratio of residential to non-residential use permissible within the General Plan designations.

The General Plan provides for “sliding scale” FARs/densities, with substantially higher (50 percent increase) FARs/densities for parcels more than 20,000 s.f. in size, providing significant incentives for lot consolidation, and enabling higher densities to be realized.

DEFAULT DENSITY

A specific subset of the identified housing opportunity sites are subject to the default density argument encompassed in Government Code Section 65583.2(c)(3)(B) (described earlier on page 4-11). These sites appear in Table 4.4-1 as designated in both the General Plan and the Zoning Ordinance with Downtown/Central Business District (CBD). This zoning designation allows for greater than 30 units to the acre and thus this Element assumes those units (116 in all) to be affordable at all income levels. The result is that housing production underway, combined with these CBD sites and second units, provides for all of the affordable RHNA need during this cycle.

HOUSING OPPORTUNITIES ON FORMER SCHOOL SITES

Former school sites available for residential reuse within San Bruno include Crestmoor High School, Edgemont School, and Willard Engvall School. While these former school sites are not considered “affordable”, they are carried over from the last cycle because they were unused at that time and continue to represent opportunities for redevelopment in line with existing neighborhood character. The former school sites require no zoning changes prior to redevelopment with residential use. The realistic development capacity of these sites is 6 units to the acre because they are designated Low Density Residential under the General Plan and Zoning (a maximum of 8 units to the acre). The quantified objectives for these sites assumes provision of 15 percent affordable housing per **Program 6-A** and existing City Ordinance. The City anticipates that these affordable single family units will likely fall under the moderate-income category. **Program 2-D** describes the City’s role in monitoring and facilitating the School District’s redevelopment of these sites with both affordable and market-rate housing, and reminds City Staff to align the redevelopment program for the Crestmoor site with the General Plan policy to conserve open space on the site for community use.

SECOND UNITS

As described in Chapter 3, San Bruno has a second dwelling unit ordinance pursuant to California Government Code Section 65852.2. The second unit ordinance implements AB 1866 to set standards for the development of second dwelling units so as to increase the supply of smaller and affordable housing while ensuring that they remain compatible with existing neighborhoods. Over the last Housing Element cycle, the City was successful in legalizing 30 second units constructed prior to June 30, 1977, and has been able to accomplish life safety and building code upgrades. Based on this record, and anticipation of higher than average demand for second unit legalization in a difficult housing market and economy, the City anticipates continued legalization and construction of second units at a rate of at least four units per year during this housing cycle. New **Program 1-C** also ensures that the City will develop an expanded legalization process to address second units constructed between 1977 and 2003.

Please note, this Element does not rely on second units to meet the regional housing need for this cycle. The units are reported for monitoring and evaluation purposes in Table 4.5-1, but they are not necessary to meet this RHNA.

EMERGENCY SHELTER ZONE

As discussed in Chapter 2, San Bruno has an identified need for a zone that permits emergency shelters by right and can accommodate 32 beds. **Program 6-D** requires the City to amend the Zoning Ordinance to provide an appropriate zone or zones within which emergency shelters are permitted, in accordance with State law. The City will identify the Transit Oriented Development area designated under the San Bruno 2025 General Plan as an appropriate zone, because it is characterized by proximity to transit and various commercial and social services. The City will ensure the zone can accommodate the need during the planning period, and the timeline ensures the program itself is accomplished within one year after adoption of the Housing Element.

Figure 4.4-1 Housing Opportunity Sites

*San Bruno Housing Element
Chapter 4: Land Inventory and Quantified Objectives*

Table 4.4-1: Housing Opportunity Sites Zoned for Residential Development (Counted for RHNA) (See also Figure 4.4-1)

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Description of Current Use</u>	<u>General Plan Land Use (new)</u>	<u>Zoning Designation (old)</u>	<u>Parcel Size (acres)</u>	<u>Maximum Units per Acre (by General Plan Land Use)¹</u>	<u>Realistic Unit Capacity²</u>	<u>Infrastructure Capacity</u>	<u>Opportunities or Constraints?</u>
1	019270270	Sneath Ln and Engvall Rd	Old Engvall School Site	Low Density Residential	R1	10.01	8	60	Yes; infill with City services	Vacant school site; consolidation opportunity
1	019270260	Sneath Ln and Engvall Rd	Old Engvall School Site	Low Density Residential	R1	11.11	8	67	Yes; infill with City services	
2	019170130	250 Courtland Dr	Old Crestmoor School Site	Low Density Residential	R1	4.28	8	26	Yes; infill with City services	Vacant school site; consolidation opportunity
2	019170020	250 Courtland Dr	Old Crestmoor School Site	Low Density Residential	R1	40.21	8	241	Yes; infill with City services	
3	020253050	500 Acacia Ave	Old Edgemont School Site	Low Density Residential	R1	2.18	8	13	Yes; infill with City services	Vacant school site
4	019-042-170	850 Glenview Dr	Peace Church	Low Density Residential	R1	2.11	8	5	Yes; infill with City services	Owner has expressed interest in developing 5 units; consulting with City.
5	020361230	475 San Mateo Ave	Citibank	CBD	CBD	0.13	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	One owner, interested in redevelopment. Potential to combine with City parking lot
5	020361240	475 San Mateo Ave	Citibank Parking Lot	CBD	CBD	0.56	None; Max. FAR 3.0 for all uses	27	Yes; infill with City services	provide opportunity to consolidate into a 1.08-acre project.
5	020361070	501 Sylvan Ave	City Parking Lot	CBD	CBD	0.39	None; Max. FAR 3.0 for all uses	19	Yes; infill with City services	

Table 4.4-1: Housing Opportunity Sites Zoned for Residential Development (Counted for RHNA) (See also Figure 4.4-1)

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Description of Current Use</u>	<u>General Plan Land Use (new)</u>	<u>Zoning Designation (old)</u>	<u>Parcel Size (acres)</u>	<u>Maximum Units per Acre (by General Plan Land Use)¹</u>	<u>Realistic Unit Capacity²</u>	<u>Infrastructure Capacity</u>	<u>Opportunities or Constraints?</u>
6	020363160	470 San Mateo Ave	Temporary park	CBD	CBD	0.15	None; Max. FAR 3.0 for all uses	7	Yes; infill with City services	Vacant
7	020362210	El Camino Real/San M	Triangle	CBD	C/CBD	0.28	None; Max. FAR 3.0 for all uses	14	Yes; infill with City services	Underutilized, marginal uses. Older one-story commercial buildings. 3 parcels in single ownership (1/3 of site area). owner interested in redeveloping. 6 parcels provide opportunity to consolidate into a 1.2-acre project
7	020362240	El Camino Real/San M	Triangle	CBD	C/CBD	0.34	None; Max. FAR 3.0 for all uses	16	Yes; infill with City services	
7	020362200	El Camino Real/San M	Triangle	CBD	CBD	0.32	None; Max. FAR 3.0 for all uses	15	Yes; infill with City services	
7	020362050	El Camino Real/San M	Triangle	CBD	CBD	0.09	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
7	020362060	El Camino Real/San M	Triangle	CBD	CBD	0.09	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
7	020362070	El Camino Real/San M	Triangle	CBD	CBD	0.08	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
<u>Subtotal Zoned and Counted for RHNA</u>			-	-	-	72	-	528	-	-

Source: Dyett & Bhatia; City of San Bruno, 2009.

*San Bruno Housing Element
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Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Description of Current Use</u>	<u>General Plan Land Use (new)</u>	<u>Zoning Designation (old)</u>	<u>Parcel Size (acres)</u>	<u>Maximum Units per Acre (by General Plan Land Use)¹</u>	<u>Realistic Unit Capacity²</u>	<u>Infrastructure Capacity</u>	<u>Opportunities or Constraints?</u>
7	020362190	El Camino Real/San M	Triangle	CBD	C	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	Underutilized, marginal uses. Older one-story commercial buildings. These parcels, once rezoned, would enhance the redevelopment potential of the larger Triangle site, but are not necessary for that sites' reasonable redevelopment.
7	020362230	El Camino Real/San M	Triangle	CBD	C	0.38	None; Max. FAR 3.0 for all uses	18	Yes; infill with City services	
8	020121360	111 San Bruno Ave W	Vacant bank	CBD	C	0.41	None; Max. FAR 3.0 for all uses	20	Yes; infill with City services	Vacant
9	020371400	398 El Camino Real	San Bruno Cable TV	CBD	C	0.56	None; Max. FAR 3.0 for all uses	27	Yes; infill with City services	City-owned
10	020256130	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	Underutilized, marginal use; One owner; Majority of site is
10	020256140	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	surface parking with small one-story commercial building; 10
10	020256160	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	parcels provide opportunity to consolidate into

Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Description of Current Use</u>	<u>General Plan Land Use (new)</u>	<u>Zoning Designation (old)</u>	<u>Parcel Size (acres)</u>	<u>Maximum Units per Acre (by General Plan Land Use)¹</u>	<u>Realistic Unit Capacity²</u>	<u>Infrastructure Capacity</u>	<u>Opportunities or Constraints?</u>
10	020256170	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	a .82-acre project.
10	020256180	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256190	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256250	529 El Camino Real	Mike's Used Cars	CBD	CN	0.04	None; Max. FAR 3.0 for all uses	2	Yes; infill with City services	
10	020256260	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	5	Yes; infill with City services	
10	020256270	529 El Camino Real	Mike's Used Cars	CBD	CN	0.14	None; Max. FAR 3.0 for all uses	7	Yes; infill with City services	
10	020256280	529 El Camino Real	Mike's Used Cars	CBD	CN	0.07	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
11	020121350	761 Huntington Ave	Strip retail	CBD	C	0.24	50	12	Yes; infill with City services	Underutilized, marginal use across from site of future Caltrain Station
12	020371470	300 El Camino Real	Salvation Army Site	MU-RF	C	0.42	48	17	Yes; infill with City services	Underutilized parcel with large parking lot
13	020406870	271 El Camino Real	Vacant Restaurant (Formerly Lee's	MU-RF	CN	0.30	48	12	Yes; infill with City services	Vacant

San Bruno Housing Element
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Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Description of Current Use</u>	<u>General Plan Land Use (new)</u>	<u>Zoning Designation (old)</u>	<u>Parcel Size (acres)</u>	<u>Maximum Units per Acre (by General Plan Land Use)¹</u>	<u>Realistic Unit Capacity²</u>	<u>Infrastructure Capacity</u>	<u>Opportunities or Constraints?</u>
			Buffet							
14	020116310	850 El Camino Real	Budget Motel	TOD	C	0.62	50	25	Yes; infill with City services	Old and deteriorated (1950's) construction
15	020111150	104 San Bruno Ave W	Vacant lot	TOD	C	0.17	50	7	Yes; infill with City services	Vacant; 2 parcels provide opportunity to consolidate into a .48-acre project.
15	020111160	170 San Bruno Ave W	Vacant lot	TOD	C	0.29	50	12	Yes; infill with City services	
16	020115360	504 San Bruno Ave W	Vacant market	TOD	C	0.34	50	14	Yes; infill with City services	Vacant
17	020075110	799 El Camino Real	Camino Plaza	TOD	C	0.18	50	7	Yes; infill with City services	23 parcels, most of which are same owner, provide the opportunity to consolidate into a 4-acre project.
17	020075100	El Camino Real	Camino Plaza	TOD	C	0.19	50	8	Yes; infill with City services	
17	020075090	715 El Camino Real	Camino Plaza	TOD	C	0.19	50	8	Yes; infill with City services	
17	020075080	El Camino Real	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020072320	751 San Bruno Ave	Camino Plaza	TOD	C	0.29	50	12	Yes; infill with City services	
17	020072030	751 Camino Plaza	Camino Plaza	TOD	C	0.31	50	13	Yes; infill with City services	
17	020072040	Camino Plaza	Camino Plaza	TOD	C	0.11	50	4	Yes; infill with City services	
17	020072050	721 Camino Plaza	Camino Plaza	TOD	C	0.12	50	5	Yes; infill with City services	

Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Description of Current Use</u>	<u>General Plan Land Use (new)</u>	<u>Zoning Designation (old)</u>	<u>Parcel Size (acres)</u>	<u>Maximum Units per Acre (by General Plan Land Use)¹</u>	<u>Realistic Unit Capacity²</u>	<u>Infrastructure Capacity</u>	<u>Opportunities or Constraints?</u>
17	020072060	711 Camino Plaza	Camino Plaza	TOD	C	0.11	50	4	Yes; infill with City services	
17	020072070	730-738 Kains Ave	Camino Plaza	TOD	C	0.21	50	8	Yes; infill with City services	
17	020072310	750 Kains Ave	Camino Plaza	TOD	C	0.25	50	10	Yes; infill with City services	
17	020076260	711 Kains Ave	Camino Plaza	TOD	C	0.23	50	9	Yes; infill with City services	
17	020076250	675 El Camino Real	Camino Plaza	TOD	C	0.11	50	4	Yes; infill with City services	
17	020076220	655 El Camino Real	Camino Plaza	TOD	C	0.25	50	10	Yes; infill with City services	
17	020076230	643 El Camino Real	Camino Plaza	TOD	C	0.35	50	14	Yes; infill with City services	
17	020076240	601 El Camino Real	Camino Plaza	TOD	C	0.23	50	9	Yes; infill with City services	
17	020076160	751 Kains Ave	Camino Plaza	TOD	C	0.10	50	4	Yes; infill with City services	
17	020076200	Linden Ave	Camino Plaza	TOD	C	0.20	50	8	Yes; infill with City services	
17	020076130	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020076120	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020076110	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
17	020076100	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	

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Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Not Counted for RHNA) (See also Figure 4.4-1)

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Description of Current Use</u>	<u>General Plan Land Use (new)</u>	<u>Zoning Designation (old)</u>	<u>Parcel Size (acres)</u>	<u>Maximum Units per Acre (by General Plan Land Use)¹</u>	<u>Realistic Unit Capacity²</u>	<u>Infrastructure Capacity</u>	<u>Opportunities or Constraints?</u>
17	020076090	Linden Ave	Camino Plaza	TOD	C	0.09	50	4	Yes; infill with City services	
18	020096050	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	5 parcels provide opportunity to consolidate into a 1-acre project.
18	020096060	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	
18	020096070	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	
18	020096080	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	50	4	Yes; infill with City services	
18	020096090	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.46	50	18	Yes; infill with City services	
<u>Subtotal Unzoned</u>		-	-	-	-	9	-	397	-	-
<u>Grand Total All Opportunity Sites</u>			-	-	-	82	-	925	-	-
¹ Exclusive of state-mandated affordable housing density bonus which would further increase the achievable maximum units per acre.										
² Assumes average densities of 48 units per acre for CBD, 40 units per acre for TOD, 40 units per acre for MU-RF, and six units per acre for LDR. Assumptions based on average units per acre consistent with General Plan and precedent developments.										

Source: Dyett & Bhatia; City of San Bruno, 2009.

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (GP Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints ³
1	020116310	850 El Camino Real	Budget Motel	TOD	C	0.62	50	25	Yes; infill with City services	Old and deteriorated (1950's) construction
2	020111150	104 San Bruno Ave W	Vacant lot	TOD	C	0.17	50	7	Yes; infill with City services	Vacant; 2 parcels provide opportunity to consolidate into a .48-acre project.
2	020111160	170 San Bruno Ave W	Vacant lot	TOD	C	0.29	50	12	Yes; infill with City services	
3	020115360	504 San Bruno Ave W	Vacant market	TOD	C	0.34	50	14	Yes; infill with City services	Vacant
4	020121360	111 San Bruno Ave W	Vacant bank	CBD	C	0.41	None; Max. FAR 3.0 for all uses	20	Yes; infill with City services	Vacant
5	020371400	398 El Camino Real	San Bruno Cable TV	CBD	C	0.56	None; Max. FAR 3.0 for all uses	27	Yes; infill with City services	City-owned
6	020362210	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	C/CBD	0.28	None; Max. FAR 3.0 for all uses	14	Yes; infill with City services	8 parcels provide opportunity to consolidate into a 1.63-acre project;
6	020362240	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	C/CBD	0.34	None; Max. FAR 3.0 for all uses	16	Yes; infill with City services	

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Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

<i>Map ID</i>	<i>APN</i>	<i>Address</i>	<i>Description of Current Use</i>	<i>General Plan Land Use (new)</i>	<i>Zoning Designation (old)</i>	<i>Parcel Size (acres)</i>	<i>Maximum Units per Acre (GP Land Use)¹</i>	<i>Realistic Unit Capacity²</i>	<i>Infrastructure Capacity</i>	<i>Opportunities or Constraints³</i>
6	020362190	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	C	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
6	020362230	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	C	0.38	None; Max. FAR 3.0 for all uses	18	Yes; infill with City services	
6	020362200	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	CBD	0.32	None; Max. FAR 3.0 for all uses	15	Yes; infill with City services	
6	020362050	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	CBD	0.09	50 None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
6	020362060	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	CBD	0.09	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (GP Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints ³
6	020362070	El Camino Real/San M	Triangle (gas station, used car lot, nail salon, furniture store, other small uses)	CBD	CBD	0.08	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
7	020361230	475 San Mateo Ave	Citibank	CBD	CBD	0.13	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	3 parcels, one of which is City property; provide opportunity to consolidate into a 1.08-acre project
7	020361240	475 San Mateo Ave	Citibank Parking Lot	CBD	CBD	0.56	None; Max. FAR 3.0 for all uses	27	Yes; infill with City services	
7	020361070	501 Sylvan Ave	City Parking Lot	CBD	CBD	0.39	None; Max. FAR 3.0 for all uses	19	Yes; infill with City services	
8	020363160	470 San Mateo Ave	Temporary park	CBD	CBD	0.15	None; Max. FAR 3.0 for all uses-0	7	Yes; infill with City services	Vacant parcel
9	020256130	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	10 parcels provide opportunity to consolidate into a .82-acre project.
10	020256140	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	6	Yes; infill with City services	
10	020256160	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256170	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256180	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	

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Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (GP Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints ³
10	020256190	529 El Camino Real	Mike's Used Cars	CBD	CN	0.06	None; Max. FAR 3.0 for all uses	3	Yes; infill with City services	
10	020256250	529 El Camino Real	Mike's Used Cars	CBD	CN	0.04	None; Max. FAR 3.0 for all uses	2	Yes; infill with City services	
10	020256260	529 El Camino Real	Mike's Used Cars	CBD	CN	0.11	None; Max. FAR 3.0 for all uses	5	Yes; infill with City services	
10	020256270	529 El Camino Real	Mike's Used Cars	CBD	CN	0.14	None; Max. FAR 3.0 for all uses	7	Yes; infill with City services	
10	020256280	529 El Camino Real	Mike's Used Cars	CBD	CN	0.07	None; Max. FAR 3.0 for all uses	4	Yes; infill with City services	
11	020371470	300 El Camino Real	Salvation Army	MU-RF	C	0.42	50	17	Yes; infill with City services	
12	020406870	271 El Camino Real	Vacant (Formerly Lee's Buffet)	MU-RF	CN	0.30	50	12	Yes; infill with City services	Vacant
13	020075110	799 El Camino Real	Camino Plaza (low-density, lower-value commercial uses with interspersed surface parking)	TOD	C	0.18	50	7	Yes; infill with City services	23 parcels, most of which are same-owner, provide the opportunity to consolidate into a 4-acre project.
13	020075100	El Camino Real		TOD	C	0.19	50	8	Yes; infill with City services	
13	020075090	715 El Camino Real		TOD	C	0.19	50	8	Yes; infill with City services	
13	020075080	El Camino Real		TOD	C	0.09	50	4	Yes; infill with City services	

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (GP Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints ³
13	020072320	751 San Bruno Ave		TOD	C	0.29	50	12	Yes; infill with City services	
13	020072030	751 Camino Plaza		TOD	C	0.31	50	13	Yes; infill with City services	
13	020072040	Camino Plaza		TOD	C	0.11	50	4	Yes; infill with City services	
13	020072050	721 Camino Plaza		TOD	C	0.12	50	5	Yes; infill with City services	
13	020072060	711 Camino Plaza		TOD	C	0.11	50	4	Yes; infill with City services	
13	020072070	730-738 Kains Ave		TOD	C	0.21	50	8	Yes; infill with City services	
13	020072310	750 Kains Ave		TOD	C	0.25	50	10	Yes; infill with City services	
13	020076260	711 Kains Ave		TOD	C	0.23	50	9	Yes; infill with City services	
13	020076250	675 El Camino Real		TOD	C	0.11	50	4	Yes; infill with City services	
13	020076220	655 El Camino Real		TOD	C	0.25	50	10	Yes; infill with City services	
13	020076230	643 El Camino Real		TOD	C	0.35	50	14	Yes; infill with City services	

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Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (GP Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints ³
13	020076240	601 El Camino Real		TOD	C	0.23	50	9	Yes; infill with City services	
13	020076160	751 Kains Ave		TOD	C	0.10	50	4	Yes; infill with City services	
13	020076200	Linden Ave		TOD	C	0.20	50	8	Yes; infill with City services	
13	020076130	Linden Ave		TOD	C	0.09	50	4	Yes; infill with City services	
13	020076120	Linden Ave		TOD	C	0.09	50	4	Yes; infill with City services	
13	020076110	Linden Ave		TOD	C	0.09	50	4	Yes; infill with City services	
13	020076100	Linden Ave		TOD	C	0.09	50	4	Yes; infill with City services	
13	020076090	Linden Ave		TOD	C	0.09	50	4	Yes; infill with City services	
14	020096050	601 El Camino Real	Old-vacant Ford Dealer	TOD	C	0.09	50	4	Yes; infill with City services	5-parcels provide opportunity to consolidate into a 1-acre project.
14	020096060	601 El Camino Real	Old-vacant Ford Dealer	TOD	C	0.09	50	4	Yes; infill with City services	
14	020096070	601 El Camino Real	Old-vacant Ford Dealer	TOD	C	0.09	50	4	Yes; infill with City services	

Table 4.4-1: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.4-1)

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (GP Land Use) ¹	Realistic Unit Capacity ²	Infrastructure Capacity	Opportunities or Constraints?
14	020096080	601 El Camino Real	Old-vacant Ford Dealer	TOD	C	0.09	50	4	Yes; infill with City services	
14	020096090	601 El Camino Real	Old-vacant Ford Dealer	TOD	C	0.46	50	18	Yes; infill with City services	
15	020121350	761 Huntington Ave	Strip retail	CBD	C	0.24	50	12	Yes; infill with City services	-
16	019270270	Sneath Ln and Engvall Rd	Old Engvall School Site	LDR	R1	10.01	8	60	Yes; infill with City services	Consolidation Opp.
16	019270260	Sneath Ln and Engvall Rd	Old Engvall School Site	LDR	R1	11.11	8	67	Yes; infill with City services	
17	019170130	250 Courtland Dr	Old Crestmoor School Site	LDR	U	4.28	8	26	Yes; infill with City services	Consolidation Opp.
17	019170020	250 Courtland Dr	Old Crestmoor School Site	LDR	R1	40.21	8	241	Yes; infill with City services	
18	020253050	500 Acacia Ave	Old Edgemont School Site	LDR	R1	2.18	8	13	Yes; infill with City services	
Total						79.64		920		
<p>1. Exclusive of state-mandated affordable housing density bonus which would further increase the achievable maximum units per acre.</p> <p>2. Assumes average densities of 48 units per acre for CBD, 40 units per acre for TOD, 40 units per acre for MU-RF, and six units per acre for LDR. Assumptions based on average units per acre consistent with General Plan and precedent developments.</p>										

Source: Dyett & Bhatia, City of San Bruno, 2009.

4.5 QUANTIFIED OBJECTIVES

The quantified objectives in Table 4.5-1 establish the maximum number of housing units by income category expected to be developed or rehabilitated during this Housing Element cycle (described in detail in sections 4.2 through 4.4). Recently completed, underway, or entitled ~~(column 3)~~, the redevelopment of specific opportunity sites ~~(columns 4-7)~~, construction and legalization of second units ~~(column 8)~~, and rehabilitation of existing units ~~(column 9)~~ constitute almost 1,700 new housing opportunities. The table shows that pipeline ~~construction production and alone accommodates all of the low- and moderate income need in this period. Add in the~~ CBD opportunity sites with existing zoning that allows for default densities (116 of the 235 units), ~~and second units (20), and the remaining accommodate the entire low-,~~ very-low and extremely-low income need ~~is met~~ without relying on either ~~second units (and additional 20 units),~~ rehabilitated units ~~(an additional 20 units)~~ or programs to rezone ~~(an additional 361 units)~~. More assumptions about the distribution of units by affordability category are provided in the detailed footnotes to this table.

Table 4.5-1: Summary of Quantified Housing Objectives and Other Identified Opportunities, San Bruno 2007-2014

	<u>Quantified Objectives^A</u>					<u>Other Identified Housing Opportunities</u>						
		<u>Under</u>	<u>Zoned</u>	<u>Former</u>	<u>Subtotal</u>	<u>Unzoned</u>		<u>Multi-Use</u>		<u>Subtotal</u>	<u>Total</u>	
	<u>2007-2014</u>	<u>Construction</u>	<u>Central</u>	<u>School</u>	<u>Q.O.</u>	<u>Central</u>	<u>Business Transit Oriented</u>	<u>Residential</u>	<u>Second</u>	<u>Other</u>	<u>Quantified</u>	<u>Overall</u>
<u>Income Category</u>	<u>RHNA¹</u>	<u>and Pipeline</u>	<u>Business</u>	<u>Sites</u>	<u>Meeting</u>	<u>Business District³</u>	<u>Development⁵</u>	<u>Focus⁵</u>	<u>Units⁶ Rehabilitation⁷</u>	<u>Housing Opportunities</u>	<u>Plus Other Opportunities</u>	<u>Surplus Above RHNA</u>
Extremely Low	111	51	60		111		31	3		34	145	34
Very Low	111	55	56		111		31	4	20	5	60	60
Low	160	175			175	39	62	7		15	124	138
Moderate	188	165		61	226	39	62	7			109	145
Above Moderate	403	279		351	629	40	62	7	—	—	110	335
Total by Type	973	724	116	412	1,252	118	249	29	20	20	436	715

A. See also tables 4.2-1, 4.2-2, and 4.4-1.

1 For purposes of this analysis, the very-low income RHNA allocation is divided in half and 50 percent of that need is attributed to extremely-low income households.

2 Housing developed, under construction, or approved between June 2006 and June 2009. Though the City is preserving 62 existing affordable housing units in the TreeTops Apartments site upon redevelopment under the new project name Pacific Bay Vistas, these are being considered existing units and thus are not counted here. The net new units are counted at default density and include 30 deed-restricted units by agreement with the City.

3 Realistic residential development capacity of identified opportunity sites designated CBD/Downtown Mixed Use is 48 units to the acre as demonstrated by recent development approval. For many CBD sites the General Plan designation is already consistent with the existing Zoning, permitting higher than the default density for San Bruno (30 du/acre). For those parcels (116 units capacity in all), projected units are considered affordable to satisfy the RHNA without relying on programs, and are included in the column labelled "Zoned Central Business District" under Quantified Objectives and are counted toward meeting the RHNA affordable housing need. These are the parcels from Table 4.4-1. For those parcels designated CBD under the General Plan but *not yet* zoned CBD, the opportunity site capacity is included in the column labelled "Unzoned Central Business District" under Other Identified Housing Opportunities. These parcels are described in Table 4.4-2.

4 Former school sites are zoned low density residential and realistic capacity is assumed to be 6 units to the acre. The quantified objectives assume provision of 15 percent affordable housing, per Housing Element Action 6-A and existing City BMR Ordinance. Affordable single family units will likely fall under the moderate-income category. The Peace Church Site is assumed to have the potential for 5 units of market rate LDR, so it is excluded from the affordable calculation and attributed the above-moderate income category.

5 Based on 40 units to the acre, a realistic residential development capacity of identified opportunity sites designated TOD and MU-RF in the updated General Plan. Projected units are distributed across all income categories.

6 Assumes construction and/or legalization of second units at a rate of 4 per year, slightly higher than the recorded annual average from the previous decade due to the likelihood that second units are more attractive in a difficult economy and housing market. Second units are assumed to qualify for the very-low income category, though they are not relied upon in order to meet the RHNA for this cycle.

7 According to the 1999 San Bruno Redevelopment Plan, at least 30 percent of substantially rehabilitated housing units developed by the Agency shall be affordable to very-low, low-, or moderate-income households. However, as the two rehabilitation projects from the last cycle were both for very-low income units, this estimate distributes projected rehab units across very-low and low-income levels.

Source: City of San Bruno Community Development Department; City of San Bruno Redevelopment Agency; Dyett & Bhatia, 2009.

Table 4.5-1: Summary of Quantified Housing Objectives, San Bruno 2007-2014

Income Category	2007-2014 RHNA ¹	Recently Completed and Pipeline Construction ²	Central Business District/ Downtown Mixed Use ³	Transit-Oriented Development ⁴	Multi-Use Residential Focus ⁴	Former School Sites ⁵	Second Units ⁶	Rehabilitation ⁷	Total Quantified Objective ^s	Surplu s Above RHNA
Extremely-low	111		111	31	3				145	34
Very-low	111	90	62	31	4		20	5	212	101
Low	160	193	62	62	7			15	340	180
Moderate	188	205	0	62	7	61			336	148
Above-moderate	403	241	0	62	7	346			656	253
Total	973	729	235	249	29	407	20	20	1,689	716

1. For purposes of this analysis, the very-low income RHNA allocation is divided in half and 50 percent of that need is attributed to extremely-low income households.

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2. Housing developed, under construction, or approved between June 2006 and June 2009. Assumes conservation of 62 affordable housing units in the TreeTops Apartments site upon redevelopment under the new project name Pacific Bay Vistas. These conserved units are not listed separately.

3. Based on 48 du/acre, a realistic residential development capacity of identified opportunity sites designated CBD/Downtown Mixed Use in the updated General Plan as demonstrated by recent development approval. For many sites the General Plan designation is consistent with the existing Zoning, and both permit higher than the default density for San Bruno (30 du/acre). For those parcels (116 units capacity in all), projected units are considered affordable to satisfy the RHNA without relying on programs.

4. Based on 40 du/acre, a realistic residential development capacity of identified opportunity sites designated TOD or MU-RF in the updated General Plan.

5. Assumes 15 percent affordable per Housing Element Action 6-A and existing City Ordinance. Single-family units are assumed to be affordable at the moderate-income level.

6. Assumes construction and/or legalization of second units at a rate of 4 per year (see page 4-15 for details). Second units are assumed to qualify for the very-low income category.

7. At least 30 percent of substantially rehabilitated housing units developed by the Agency must be affordable to very-low, low-, or moderate-incomes. However, the two rehabilitation projects from the last cycle were both for very-low income units, so we distribute projected rehab units across very-low and low-incomes. (see page 4-12 for details).

Source: City of San Bruno Community Development Department; City of San Bruno Redevelopment Agency; Dyott & Bhatia, 2009.

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